

300 Sold Yesterday for \$292,100, an Average, the Lowest to Date, of \$973.

N. Y. LAWYER REFUSES \$500 PROFIT ON PURCHASE

Quick profits do not appeal to some of those who are buying lots at Morris Park. Evidence of this was apparent yesterday when John C. Tomlinson, a lawyer of this city, purchased six lots at the northeast corner of Lydge and Halsh, and the some corner of Lydge and the some corner of the corner of Lydigs and Haight avenues for

Immediately after the purchase James Murphy, of Mr. Day's office announced Charles A. Doelger Purchases that he would give Mr. Tomlinson \$350 more for the parcels that he paid, and then raised the offer to \$500. Mr. Tomlinson said that he had bought them to keep, and therefore they were not for sale. Mr. Tomlinson was the principal buyer at the story buildings at the northwest corner sale on Monday, when he invested \$25,700.

the southeast corner of Haight avenue frontages of 100.9 feet and 55 feet, reshe gave \$3,500. Max Marx, who was spectively. seated near by her told her that the parcel was cheap at \$5,000, but when she to accept the offer.

Three hundred lots were sold yesternay for a total of \$202,100, an average of \$973 eight story building.

Pease & Elliman, in conjunction with for each lot. This is less than the avero'cleck in the morning.

the buyers at the afternoon session. He purchased the lot at the southwest corpurchased the lot at the south

Lots on Block 42, bounded by Coiden. \$250,000 FOURTH AVENUE LEASE.

Paulding, Nell and Rhinelander avenues.

The Hess Building Company has leased Nell avenue corners went for \$1.555 and \$1.625, and the Rhinelander avenue corners floors, containing to the drygoods firm of N. Erlanger, Blumgart & Co. Inc., the seventh and eighth floors, containing

on Rhinelander avenue brought from been rented \$775 to \$800. The Radcliff and Neil avenues corner was sold to Patrick H. Lyden

ing. Neil and Lydig avenues, which is one block east of Morris Park station, B. A. Kautrowitz bought an irregular parcel at the southwest corner of Lydig and Paulding avenues for \$1,850. The adjoin-Paulding avenues for \$1.850. The adjoining lots on Paulding avenue sold for \$1.250. Kilpatrick). It covers a plot fronting 127.6 feet and having a depth of 160 feet. The lease, it is said, is for a term of ten years at a yearly rental of about \$24.000. This section is rapidly being taken up by large printing concerns, who are leaving the downtown section.

Pease & Elliman have rented an apartment in the Montana, No. 375 Park avenue, consisting of nine rooms and three baths, to Wilberforce Sully for a term of

and Narragansett avenues. Newport, R. I., to J. Stewart Barney, of Manhattan

for the season.

John F. Scott has rented for Mrs. M.

R. Wilson her house on Frost Lane, Lawrence, Long Island, to Mrs. Berkeley

Mostyn.
Pease & Elliman have rented for Miss
Helen P. Denny her place fronting on the
sound, at Pine Island, Milton Point, Rye,
to Frank Dek. Huyler, for the summer
Seton Henry & Douglas Gibbons, in conjunction with Worthington Whitehouse,
have leased the V. V. Sewell place at
Oyster Bay, Long Island, to the Baroness
Raoul de Graffenried.

BUYS SECOND AVE. HOUSES

Four Five Story Structures. Charles A. Doelger, of the firm of Joseph Doelger's Sons, purchased through the H. M. Weill Company the four five of Second avenue and Houston street, Mrs. B. A. Kautrowitz bought six lots on known as No. 1 to 5 Second avenue and the Esplanade for \$12,400. For the one at No. 112 East Houston street, and having

Upon the expiration of the present leases the new owner will make extenoffered it to him at this price he failed sive alterations and open a cafe and restaurant. The property is directly oppo Three hundred lots were sold yesterday site the new Jewish National Theatre, an

age on the three previous days of the Rose & Peixotto, have sold for the Plainsale. The grand total of lots disposed of field estate Nos. 361 and 565 West 178th so far is 1,308, and the grand total of street, a six story flathouse, on a plot receipts \$1,408,500, or an average of \$1,073, 42.6x99.11 feet, adjoining the northwest The sale will be resumed to-day at 11 corner of Amsterdam avenue. The buyer, William A. Towner, gave in part pay-The Rev. William Popcke was among ment a vacant plot at the southeast cor-

The Sutherland company has now rener of Neil and Hone avenues for \$1.425. sold the southerly portion, 34x200x65x354 This lot forms part of what was known by Edgecombe and St. Nicholas avenues,

furnished some interesting bidding. The to the drygoods firm of A. Erlanger, Blum-Neil avenue corners went for \$1.55 and \$1.625, and the Rhinelander avenue corners for \$1.725 and \$1.600. Inside lots on Neil avenue on this block were disposed of from \$1.025 to \$1.400. Along Colden avenue inside lots sold for \$700 each. This block is just about two blocks east of the Morris Park avenue station of the Westchester & Boston Railroad.

Dr. Louis Roth was among the investors in Block 44, bounded by Bogart, Radcliff, Rhinelander and Neil avenues. He paid \$1.055 for the northeast corner of Rhinelander and Radcliff avenues. Inside lots on Rhinelander avenue brought from been rented.

BIG LOFT BUILDING LEASED.

The twelve story loft building com-In block 59, bounded by Colden, Pauld- pleted only a few months ago at No. 237 for a long term of years to a large printing house for its own occupancy, it was reported yesterday. The property is owned by the St. John's Park Reality Company (James Cruikshank and William D. Ethesterday).

LEASES AGGREGATE \$650,000.

M. &. L. Hess have leased for the Beach east 2d street. In No. 114 to 129 East 2d street. In No. 114 to 129 East 2d street. In No. 115 to 119 East 2d street. In No. 115 to 120 East 2d street. In Containing Incomplete the first, In the Containing In State 115 East 2d street. In No. 115 to 120 East 2d street. In Containing Incomplete the first, In the Containing Incomplete the East 2d street. In No. 115 to 120 East 2d street. In Containing Incomplete the East 2d street. In No. 115 to 120 East 2d street. In No. 115 to 120 East 2d street. In No. 115 to 120 E

34th street and Madison avenue, to Wull-schieger & Co., now at Nos. 110 and 112 Fifth avenue, and additional offices to the

Crawley Company.

Pease & Elliman leased a loft at No. 16
East 48th street to Egle de Villelume Sombreul for a term of years.

Douglas L. Elliman & Co. leased the store No. 64 West 38th street to N. Pollin & Sons. baths, to Wilberforce Sully for a term of years.

Gibbs & Kirby report that they have leased forty apartments in the twelve story apartment house being built by Henry Mayer at No. 490 West End avenue, corner of \$3d street. There are sixty apartments in the building.

Malcolm E. Smith and Seton Henry and Douglas Gibbons have leased an apartment in No. 131 to 135 East 66th street to Herman Behr.

Pease & Elliman have leased a large apartment at No. 200 West 53th street. Southwest corner of Seventh avenue, to Charles K. Eagle.

Seton Henry & Douglas Gibbons negotiated the lease of the fourteenth floor in No. 903 Park avenue, for Bing & Bing, to John Hays Hammond for a term of years.

They also leased the sixth and seventh floor duplex apartment at No. 131 East 66th street to Herman Behr.

COUNTRY RENTALS.

floor duplex apartment at No. 131 East 66th street to Herman Behr.

COUNTRY, RENTALS.

DeBois & Eldridge have rented for Mrs. William H. Osgood her place known as Oak View, at the corner of Bellevue and Narragansett avenues. Newport, R.

REALTY NOTES. The Roxanna Realty Company, recently formed, is the buyer of the dwelling house

corded Monday for the National Gum and Mica Company to Kindler & Collins of No. 520 to 524 West 48th street, a six story brick factory, on plot 75x160.5 feet. The property is occupied by the Illustrated Post Card and Novelty Company, under a long lease.

Arnold, Byrne & Baumann negotiated the sale of No. 117 East 83d street to Charles F. Johnson, who gave in part payment the southeast corner of Minford Place and 173d street and No. 1531 to 1557 Minford Place.

Frederick Putnam Platt will extensively

Minford Place.
Frederick Putnam Platt will extensively alter the two story building at No. 133 West 33d street. The alterations will include a new store front, and after the improvements the building will be offered for rent. Mr. Platt is also altering for the owners the six story building No. 28 People street.

the owners the six story building No. 25 Pearl street.

The William M. Benjamin Company reports having recently placed the following loans: \$150.000 at 4½ per cent on No. 125 to 154 East 325 street and No. 139 to 147 East 31st street; \$100.000 at 4½ per cent on Nos. 169 and 111 East 40th street; \$50.000 at 5 per cent on No. 156 to 162 Eldridge street; \$25.000 at 4½ per cent on No. 156 Eldridge street; \$25.000 at 4½ per cent on No. 150 East 79th street, and, in conjunction with A. B. Ashforth, a loan of \$85.000 at 5 per cent on the southwest corner of Canal and Elizabeth streets.

IN THE AUCTION MARKET.

The following transactions were recorded yesterday at the Real Estate Exchange salesroom, Nos. 14 and 16 Vesey street.

By Bryan L. Kennelly ST NICHOLAS AVE, S44, e.s. 47.5 ft n of 182d st. 21.5x87.7x irreg. 5 sty dwg. voluntary sale, bid in at \$14.850, also.
SOUTHERN BOULEVARD, w.s. 128 ft n of 183d st. 75x22; vacant voluntary sale, sold to Henry Malkan for \$7.500.

By Joseph P. Day.

115TH ST. 311 West, n s. 145 ft e of Manhattan ave. 25x100.11; 5 sty tenmt, withdrawn, also,

AVE A, 164S, e s. 48.10 ft s of 87th st, 15.7; xSIx14 10xS1; 3 sty and basement stone dwg; sold to the plaintiff for \$7,500; also,

POST AVE n e, intersection of n w s 10th ave. 20x6.1x166.6x25x160; vacant; adjourned to June 11.

By Herbert

By Herbert A. Sherman 2D AVE, 2451, w s. 74.11 ft n of 125th st. 25x74; 5 sty tenmt and stores; sold to the plaintin for \$15.000. By Samuel Goldsticker.

22D ST, 263 West, n s, 243.9 ft e of 8th ave. 18 9x98.9; vacant; sold to the plaintiff for \$8,500.

By Joseph P. Day.

234TH ST, East, s.s., 349.11 ft w.of Kingsbridge rd, 17.6x114.6x Irreg, sold to the plaintiff for \$3,500, also.
CLIFFORD PL, n.w. cor of Townsend ave.
148.4x160x16d.2x160.4; vacant; sold to the
plaintiff for \$5,000; also.
7TH AVE. e.s. 460 ft s. of Walnut st, 23.5x
100x23.3x160; vacant; sold to the plaintiff for
\$3,025.

By Brean.

\$3,025. By Bryan L. Kennelly.
ANTHONY AVE. 2000, s e cor of Burnside
avg. 18538-8x irres. 2 sty dwg and vacant;
adjourned to June 16. By Henry Brady,

HOE AVE, ne cor of West Farms rd, 271-11 to 167th st x148.1x228.1, gore plot; vacant; djourned to June 9.

RECORDED LEASES.

the races were conducted at the track.
For 23i lots sold before intermission in the evening \$223.400 was received, an average of \$853 a lot.
One of the largest purchasers of the afternoon was E. B. Newman, who bought 24 lots in all for \$25,625. Eight of these lots were on the north side of Rhinelander avenue, between Paulding and Hone avenue, and eight fronting and Hone avenue, and eight fronting and Paulding avenue were sold for \$1,600. The Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots on Paulding avenue were sold for \$1,400, while inside lots of \$1,400, while i 187H ST. 40 West, store, Charles Papas to on Rocco, 3 yrs from May 17, 1913, \$1,860, ddress, 315 West, 44th st. 23D ST. 133 and 133 West, and 24th st. 124 o 128 West, all, Elmer A Darling to Caseldy Son Manufacturing Co, 9 9-12 yrs from May, 1915, \$25,000, address, 133 West 23d st.

RECORDED TRANSFERS.

With name and address of purchaser and at

Manhattan. AUDURON AVE, s.e. co. 188th st. 94.10x95; acob Herb to Nathaniel L. McCready, Caro-ne A. McCready and Nathaniel L. McCready, East 75th st. trustees for Nathaniel L. Mc-ready (mrg. 120.080); June 4, \$100, attorney, other: K. Prentice, 52 Broadway, AVE. A, 1425, 25 da 100 (foreclosure, May 27); annes A. Foley, referree to City H. E. Co. 176 ames A Foley, referee to City H E Co. [16] ironalway; Jine 3, \$15,000, attemps, Title quarantee and Trust Co. [16] Broadway; BROADWAY, w. s. from [10th to 15] st st. [95] 10,150; Hroadway; [50th-15] st Street Co. [10] electestershire Realty Co. 2 Wall st. June 3; [10] attorney. Title Guarantee and Trust Co. attorney. Title Guarantee and Trust Co, oadway.

IT WASHINGTON AVE. 19, w.s. begins w. of Hreadway, runs s. 175.5 to point n. of 158th sr x w. 75x n. 114 lbs n. e. 45.2 at point 209.2 w. Broadway x s. on curve to beg. Saranac Construction Co. to Solot L. Painas, 50 West 77th st. imig. \$126.000; S. \$100; attorney. Acthur O Ernst. 170 way.

STER ST. 53, n.e. 22.10x100, Benj Doblin to the Rudolph Wellach Co. 68 William and s. May 25; \$100, attorney. Win Lust-(68 William s)

an to Joseph Isane, 51 East Still St., 2 part of title, May 29, \$100, atterneys, Amend & mend, 119 Nassau st.
16TH ST. n.s. 175.3 ft w of 9th ave, 25x92, Iax Wachsman to Joseph Isane, 57 East 97th t (mtg \$14,000; all liens, alk title, 's part ay 20, \$100; attorneys, Amend & Amend, 119 assau st.
18TH ST, 243 and 245 East, n w cor 2d ave.
334.8; Abraham Nelson to Arthur Beir, 817
est End ave (mtg \$52,000), ½ part; June 3.
, attorney, Title Guarantee and Trust Co, 176

\$1. attorney. Title Guarantee and Trust Co. 176
Broadway.

24TH ST. 225 East, 6 sty brk. 29 4x88.9, Max
Wachsman to Joseph Isaac. 51 East 97th st
(mig \$505, 250); all title, all lens, May 29 \$100.
attorneys. Amend & Amend, 119 Nassau st.
25TH ST. s. 109 ft wo 6 6th ave. 40x-x
40x82.10. Abbte E Drew et al. individually.
exrs. etc. to 168 West 25th Street Construction Co. Inc. 1123 Broadway (mig \$25,000). May
26. \$100. attorney. New York Title Insurance
Co. 135 Broadway (mig \$25,000). May
27. \$100. attorney. New York Title Insurance
Co. 135 Broadway.
TIST ST, 103 East, 4 sty brk. 20x102.2, Citly
Real Estate Co. to Frederick Winant et al. 403
East 71st st. June 3. \$100. attorney. Title
Guarantee and Trust Co. 176 Broadway.
72D ST. 348 East. 3 sty brk. 16.8x102.2.
Rachel Rosenblueth et al to Charles Belsky.
1351 Ist ave (mig \$4,000). June 2 (2 deeds).
\$100. attorney. Title Guarantee and Trust Co.
176 Broadway.
74TH ST. s. 72 ft e of Park ave. 18x74.
Caroline Berluger to Louis Berlinger, 431 Riverside Drive, all Hens. \$1, attorney. Solon B
Lillenstein. 115 Broadway.
77TH ST. 56 East, 4 sty brk, 12.6x102.2.
Florence N Knox to Adah Vezin. 409 Pallsade
ave. Yonkers. N Y (mig \$15,000). April 29.
\$100; attorney, Lawyers Title Insurance Co. 160
Hroadway.
87TH ST, 114 East, 3 sty brk, 18.6x100.8.
Simon Baer to Lens Well, 19 East 55th etc.

Sion, attorney, Lawyers Title Insurance Co. 160 Broadway.

87TH ST, 114 East, 3 sty brk, 18.6x100.8; Simon Baer to Lena Well, 19 East 28th st imig \$6.0x0, June 3, \$100; attorneys, Wolf & Kohn, 203 Broadway.

87TH ST, 116 East, 3 sty brk, 18.6x100.8; Diedrich Heyen to same (mtg \$5.000). June 3, \$100; attorneys, same.

87TH ST, 118 East, 3 sty brk, 21.2x100.8; Hannash von Hofe to same; June 3, \$100; attorneys, same.

John F. Scott has rented for Mrs. M. Wilson her house on Frost Lane, Lawence. Long Island, to Mrs. Berkeley dostyn.

Pease & Elliman have rented for Miss idlen P. Dehny her place fronting on the ound, at Pine Island. Milton Point, Rye. o Frank DeK. Huyler, for the summer Seton Henry & Douglas Gibbons, in conunction with Worthington Whitehouse, lave leased the V. V. Sewell place at layer Bay, Long Island, to the Baroness facul de Graffenried.

S500,000 APARTMENT HOUSE.

Plans have been filed for a twelve story partment house on the northeast corner of 38th street, the sale of which by Britan Street,

Bulletin, June 5th

Morris Park Race Track **Auction Sale**

Authorized by State of New York Banking Department

The Banking Department stated that

3019 Lots could not be sold at one auction sale without a Sacrifice in Values

That sacrifice is now actually taking place:

City lots 25x100, on streets opened, graded, curbed and flagged, with water, gas and electric light, and all assessments paid, are actually selling for

\$700 to \$800 30% Cash

Lots on one of the main thoroughfares (Paulding Avenue) opened, graded, curbed and flagged, for

\$1,025 Each 30% Cash

Think of It!

\$700 Each for New York City Lots on Improved Streets up to Which the City Is Built.

\$700 for lots in Bronx Boro, New York City,

in a built up district containing 600,000 people and growing at the rate of 6,000 people a month. With ample transit facilities, two new subways building, a five cent fare, inside of two years.

You couldn't buy good lots in Western towns of 5,000 people for that amount. Can you deny this fact?

Don't You See the Opportunity?

3019 lots must be sold and are being sacrificed!

If you don't want them yourself-

Buy a few for your children's sake!

In a few years they will be well-to-do.

This is the opportune time!

11:30 A. M. Sale Commences. 6:30 P. M. Recess for Dinner. 8:00 P. M. Eve'g Session Begins. 10:00 P. M. Sale Ends for the Day.

Today's Offering Will Include Lots in All Sections of the Property, in the Following Blocks:

No. 2 No. 11 No. 20

70% can remain on mortgage. Titles insured free by Lawyers' Title Ins. and Trust Co. Savings Bank Books Will Be Taken as Deposit on the Purchase of Lots

To Get to Morris Park Race Track, take:

The Subway (West Parms Trains) to 177th Street or 180th Street stations. At 177th Street, take the Morris Park trolley car direct to the property. At 180th Street go to 180th Street station of the New York, Westchester and Boston Railroad, and thence to the property. The Second or Third Avenue Elevated Railroads to 129th Street, thence by New York,
Westchester and Boston Railroad or
Morris Park trolley car to the property. Or via New York, New Haven and Hartford Bailroad. crosstown Bronx cars connect with all Elevated and Subway lines either at 129th, 135th or 145th Streets and transfer to Morris Park cars.

Send for maps and particulars to

J. Clarence Davies, 149th St. and 3d Ave., New York City Joseph P. Day, 31 Nassau St., New York City Agents and Auctioneers

REAL ESTATE AUCTIONEER.

156 BROADWAY, NEW YORK

SUMMER COTTAGES TO RENT MASSACHUSETTS.

APARTMENT HOTELS. THE LANGDON

Sth Ave. and

Sth St.

Now open. New York's latest fashionable
hotel. Booklets and particulars on request.

EDMUND H. CHATILLON.

COUNTRY HOUSES FOR SALE OR TO LET, FURNISHED. FURNISHED HOUSE FOR RENT CHEAP— All improvements, on Raritan Bay, Ad-dress ELMER E. MORRIS, Keyport, N. J.

Wilson, exr. to Highway Constr Co. 125
Bristol st. Brooklyn (mige \$28,500); all liens;
June 3; \$28,500; Kugel & Saxe, 1699 Pitkin
ave, Brooklyn.
130TH ST. 53 West, 2 sty brk, 20x90.11
(toreclosure sale, May 29); Jos Beihilf, ref. to
Walter Longman, 29 8th ave, Brooklyn; June
4; \$10,000; attorney, John M Rider, 44 Cedar st.
135TH ST. s. 241 West, 152,09-11; Marie
M Ehlers to Theresa Lemmon, 319 West 94th
st (mige \$22,000; Nov 22, 1912; June 8; \$100;
attorney, Title Guarantee Co. 176 Broadway,
145TH ST. 155 and 157 West, 40x98.11; Jos
Goldsmith to Chas J Butterly, 127 Covert st.
Brooklyn inter \$40,000; May 26; \$100; attor-

Continued on seventeenth page.

BRYAN L. KENNELLY | REAL ESTATE FOR SALE OR TO LET | REAL ESTATE FOR SALE OR TO



Three Pretty English Cottages and a Picturesque Bungalow Overlook the Ocean at Neponsit, L. I., and are for sale at terms to suit. **NEPONSIT**

is New York's one exclusive, high-class residential sectiononly 40 minutes from New York, 100 trains a day, or 70 minutes by boat-where the high restrictions insure the "quality" of your neighbors, where you have a half-mile of private ocean beach, and where there are about 70 pretty cottages, bungalows and hand-

Write to-day for floor plans and our new illustrated booklet showing the Ocean Beach, the Club House and many of the picturesque Villas, Bungalows and Cottages will be sent you without the slightest obligation on your part. Address of the picturesque Villas, Bungalows and Cottages will be sent you without the slightest obligation on your part. Address NEPONSIT REALTY CO., Rooms 301-3-4, No. 1 W. 34th St., N.Y.

some homes already built and

House Sacrifice

SHORE FRONT ESTATE

Stucco Home \$5,500 Easy terms. Artistic, new eight-room house, all improvements, steam heat, etc., half acre ground, near express station on main line D. I. & W. R. R., only 50 minutes from Broadway. Great Bargain. Will send photo and floor plans. Address BARGAIN, F. O. Box 372 New York City.

TEANECK, EAST HACKENSACK. A short walk from Main and Anderson Streets. Hackensack, and near Teaneck Station, 9 miles from 426 Street; commutation fare, 9c. Reauti-ful, on the hill, high and dry.

LOTS \$225.00

BOROUGH OF MANHATTAN.

HARRY PARKER, REAL ESTATE AND INSURANCE S. W. Cor. Madison Ave., N. TEL., MURRAY HILL-III

MUST BE SOLD

M. Morgenthau Jr. Co

WINSTED, CONN. The Heart of the Litchfield

TO LET FOR BUSINESS PUR An entire top floor, with light on fer-for Lithographer or Photographer MONAHAN EXPRESS COMPAN 216-222 W, 18th St. Monahan Express Company, Ounce

FARMS FOR SALE NEW YORK STATE

HOWARD GOLDSMITH. 108 Wes